

**CITY OF INGLESIDE
MINUTES
CITY COUNCIL MEETING
MARCH 18, 2014**

1. Call meeting to order

The meeting was called to order at 6:34 p.m. with Mayor Pete Perkins presiding. Council Members present: Mayor Pete Perkins and Council Members Cynthia Wilson, Ben Tucker, Elaine Kemp, John F. Schack, Willie Vaden, and Paul Pierce. Staff present: City Manager, Jim Gray, and City Secretary Kimberly Drysdale. There were approximately 15 guests.

2. Invocation

3. Pledge of Allegiance

4. Presentations from the Audience

There were no presentations from the Audience.

5. Presentation and discussion regarding the development of 30+/- acres of land by Gene Seaman and possible action regarding economic development incentives. The Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.087 "Deliberations Regarding Economic Development Negotiations."

Mr. Gene Seaman presented to Council his plan to build approximately 140 units as a mixture of R-1 (Single Family Residential) and M (Multi-Family Residential) partially in both Ingleside and Aransas Pass city limits. The location is between Mooney Lane and Beasley near Saunders. At this time Aransas Pass has a Wastewater Lift Station and water lines near this location. The City of Ingleside has water lines along Mooney Lane only. Mr. Seaman is requesting that Ingleside and Aransas Pass work together to help him develop this property to bring in additional tax revenue. He expressed his concern for the housing shortage throughout San Patricio County. The plans being presented at this meeting are preliminary only for conceptual purposes. Once he knows more about how the communities will work with him, Mr. Seaman will get more detailed engineered plats to present to the building departments. The plans at this time are to put approximately 60 homes in Aransas Pass and 80 homes in Ingleside, which will be about \$65,000 to \$70,000 additional ad valorem taxes. Either way, all of these homes will be in Aransas Pass Independent School District. If Ingleside doesn't agree to these homes being connected to the Aransas Pass Wastewater system, he will need to build a Lift Station which will cost about \$350,000 and really doesn't make the project worth the effort. At this time, he is asking Ingleside to either allow these homes to be serviced by Aransas Pass or for Ingleside to help offset the cost of the Wastewater Lift Station. Mr. Seaman's current plans are to be fully built out within three to four years.

Mayor Perkins closed the Regular meeting to go into Executive Session for agenda items # 5 and 6 at 7:04 p.m.

6. The Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.071 "Consult with Attorney" to discuss the lawsuit against the City of Ingleside made by Patricia Arnold, Laura McLaughlin, William Priday, and Kevin Robbins involving re-zoning ordinances numbered 1086, 1087, 1089, 1090, and 1091 and legal issues regarding said ordinances.

Mayor Perkins closed the Executive Session and re-opened the Regular meeting at 7:50 p.m.

7. Discussion regarding new rendition for the Park program.

City Manager Jim Gray and Naismith Engineer John Michael explained that after meeting with Koch/Flint Hills regarding the proposed Live Oak Park expansion, it was not possible in the area we originally were interested in. They want to help with the expansion, but that is in an area they are committing for a pipeline and therefore do not want to put public events in that same area. Since that time, we have met with Dagger Island regarding the land East of the existing ball fields at Live Oak Park and they are willing to work with us, which would also enhance their plans for future Single and Multi-family residential areas. It would also allow the extension of Achievement Blvd and thereby be a great entrance directly to 8th Street and to Main Street (FM 1069). The other Soccer and Basketball areas could still be located on the South side of the existing park and only the new baseball fields would be placed on the East side of the existing park property.

Council Member Schack requested that some of the baseball fields allow for high school tournaments. Mr. Michael stated he would have the planners look at all field sizes and see how they can get the most versatile use of the fields.

8. Consideration and action for all or part of residuals from the TIFF funds for \$38,000 for assessing TRZ Value Capture Potential for the Ingleside Industrial Highway Corridor (Texas Highway 200) Project to be paid from CIP. As well as, discuss County participation.

City Manager Jim Gray stated that as the City moves forward through the Environmental Phase of the Ingleside Industrial Highway Corridor (Texas Highway 200) process, TxDOT is requiring us to be looking at funding sources. One of the options is to consider a Tax Reinvestment Zone (TRZ) to help fund the project. In order to see if this is a viable option, we need to hire a contractor to perform a study. The group that performed the study for the viability for a new Harbor Bridge between Corpus Christi and Portland was Texas A&M Transportation Institute. They have quoted a cost of \$38,000 which we have approached Judge Simpson of San Patricio County to help us with the cost of this study. Staff recommends moving forward with this process whether the County assists us or not because it is a requirement of TxDOT. We further recommend using the residuals from the TIFF funds (formerly known as Live Oak Preserve, TIRZ #1) project. If the TRZ project is a viable funding source, it will not be the only funding source, but it could help us to show we are trying to fund this as best possible before additional funds are committed from the State.

Mayor Perkins made a motion authorizing up to \$38,000 of the residuals from the TIFF funds for assessing TRZ Value Capture Potential for the Ingleside Industrial Highway Corridor (Texas Highway 200) Project and was seconded by Council Member Schack. The motion was approved unanimously.

9. Public Hearing concerning an application for a Special Permit filed by Ramiro Garcia to temporarily be allowed to reside in an RV (recreational vehicle) on site while building a new home located at Lot 1-5, Block 80, T.P. McCampbell Subdivision, also known as 3655 Ave A.

Mayor Perkins the Public Hearing at 8:08 p.m.

Speaking in favor of this Special Permit was Wayne Burton, as representative of the owner Ramiro Garcia. They have had theft of their tools and copper items twice since beginning this project and they would like to have someone on-site to deter this type of vandalism.

There were no speakers against this Special Permit.

Mayor Perkins closed the Public Hearing and re-opened the Regular meeting at 8:10 p.m.

- 10. Consideration and action of an ordinance granting a special permit to place a travel trailer for on-site to temporarily reside in while building a new home known as Lot 1 thru 5, Block 80, T.P. McCampbell Subdivision also known as 3655 Ave A and further providing for effective date, reading, severance and publication. (First Reading)**

Council Members Pierce and Kemp questioned if there was a time limit for this project. Building Official John Davis stated that the Building Permit is only good for six months; however, the Council can include a time limit if they want to.

Council Member Pierce made a motion to pass for a second reading of the Ordinance granting a special permit to place a travel trailer for on-site to temporarily reside in while building a new home known as Lot 1 thru 5, Block 80, T.P. McCampbell Subdivision also known as 3655 Ave A and further providing for effective date, reading, severance and publication with the inclusion of six month time limit; and was seconded by Council Member Wilson. The motion was approved unanimously.

- 11. Public Hearing concerning an ordinance amending chapter 54-Subdivisions, Article III. Plats, Division 2. Minor Plats, Ingleside Code of Ordinances.**

Mayor Perkins the Public Hearing at 8:13 p.m.

Speaking in favor of this amendment to City Ordinances was Chief Building Official John Davis. He explained this is an effort to stream-line the minor plat process. It is only for the division of four or fewer plats and no street can be involved.

There were no speakers against this Ordinance.

Mayor Perkins closed the Public Hearing and re-opened the Regular meeting at 8:16 p.m.

- 12. Consideration and action of an ordinance amending chapter 54-Subdivisions, Article III.-Plats, Division 2.-Minor Plat, Sec. 54-91.-Scope of Division, Ingleside Code of Ordinances. (First Reading)**

Mayor Perkins made a motion to pass to a second reading the Ordinance amending chapter 54-Subdivisions, Article III.-Plats, Division 2.-Minor Plat, Sec. 54-91.-Scope of Division, Ingleside Code of Ordinances and was seconded by Council Member Kemp. The motion was approved unanimously.

- 13. Public Hearing concerning an ordinance amending Chapter 78-Zoning, Ingleside Code of Ordinances to allow R-1 Single Family Residential District in other districts.**

Mayor Perkins the Public Hearing at 8:17 p.m.

Speaking in favor of this amendment to City Ordinances was Chief Building Official John Davis. He explained this is a follow up to the previous discussions regarding a zoning pyramid with the exception of Multi-Family.

There were no speakers against this Ordinance.

Mayor Perkins closed the Public Hearing and re-opened the Regular meeting at 8:19 p.m.

- 14. Consideration and action of an ordinance amending Chapter 78-Zoning, Article IV.-District Regulations, Division 7. - P Professional District, Sec. 78-206.-Permitted Uses, Ingleside Code of Ordinances to Add R-3 Three & Four Family Residential District. (First Reading)**

Council Member Pierce made a motion to pass to a second reading the Ordinance amending Chapter 78-Zoning, Article IV.-District Regulations, Division 7. - P Professional District, Sec. 78-206.-Permitted Uses, Ingleside Code of Ordinances to Add R-3 Three & Four Family Residential District and was seconded by Council Member Tucker. The motion was approved unanimously.

15. Staff Reports

City Manager Jim Gray provided updates regarding the following items:

- FM 1069 Reconstruction Update – the bid letting is scheduled for August 2014 with the construction beginning approximately 60-90 days thereafter. They will have 2 x 12' travel lanes, a 14' turn lane, and 2 x 8' shoulders, and all drainage would be open.
- The High School Students Against Distractive Decisions (SADD) will be doing a march from the High School to Dairy Queen and back tomorrow morning at 7:30 a.m.
- The Home Grant intake was today and there were 17 households represented. It will now take two to three months for them to provide the first group of five homes for new construction.
- The search for a Finance Director is going well and we hope to have a final decision soon.
- The Habitat for Humanity organization has pulled their permits for the construction of the Avenue B lot.
- The TML Quarterly meeting is March 27, 2014 in Kingsville.


16. Requests from Council Members

Mayor Pete Perkins requested that as Council Members review their Council Packets prior to the Council Meetings, that they contact the staff with any questions/concerns so the staff are prepared with those answers during the Council Meeting. This will help us to keep the items moving more smoothly and have fewer items tabled.

17. Adjourn


There being no further business, the meeting was adjourned at 8:28 p.m.

ATTEST:



 Kimberly Drysdale, City Secretary

APPROVED:



 Mayor Pete Perkins